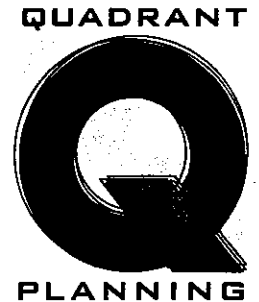


May 9, 2006

Gary Leobold, Planning Supervisor
Current Planning
City of Las Vegas
Las Vegas, NV 89101



SUBJECT: JUSTIFICATION LETTER FOR A SPECIAL USE PERMIT AND SITE DEVELOPMENT PLAN REVIEW FOR A NEVADA POWER SUBSTATION AND ASSOCIATED TRANSMISSION LINES LOCATED NEAR THE NORTHWEST CORNER OF GRAND TETON DRIVE AND HUALAPAI WAY (APN 126-12-000-001).

Dear Gary:

My office represents the applicant in the above mentioned requests which will allow for a Nevada Power Substation within the boundaries of a future 1,712 acre Kyle Canyon Master Planned Community located within the Centennial Hills Sector Plan.

Recently, Map Eleven, Existing and Proposed Power Lines, of the City of Las Vegas General Plan, Centennial Hills Sector Plan, was amended (GPA-12339), by moving the approved power substation from the northeast corner of Hualapai Way and Grand Teton Drive and relocating it to the north and west of that location. In addition, that relocation necessitated adding a small segment of transmission line from Grand Teton to the north.

The intent in submitting these requests is to ensure coverage to a wider segment of the future development in the area and to meet the growing electrical demands in the Centennial Hills Sector in general. Nevada Power has determined that this substation needs to be operational by July, 2008, which is before the majority of the future Master Plan development will be completed.

Currently, the subject site is zoned U(TND) which requires that a Special Use Permit be granted for the power substation by the City Council. The proposed substation will be built in a manner that is harmonious and compatible with the future surrounding land use since its location is defined in the future land use plan for the aforementioned Kyle Master Plan and the proper buffering of the facility will be provided. The site's location has been carefully planned and is physically suitable for the proposed substation. In addition, the access to the proposed substation is both adequate in size and location.

With respect to the proposed site plan, access to the site will be provided by an as yet unnamed east/west street that will be developed as the equivalent of a 60 foot wide public street (i.e. 50' back of curb to back of curb) with five foot sidewalks on both sides and a 20 foot wide landscape planter along the substation frontage. The north/south public street, which includes the cul-de-sac bulb, is proposed at 41' feet back of curb to back of

curb, with a five foot sidewalk and a 18 foot wide landscape planter in front of the substation. Paved legal access, if needed by installing temporary pavement to provide that access. In addition, we are requesting a waiver in accordance with Title 19.08.050(D) (3) to allow a 14 foot wall (as measured from top of wall to finished grade) where 8 feet is the maximum allowed. The additional height will serve as both a deterrent to vandalism and as a safety feature. Also, the outside area in front of the wall will be properly landscaped to help mask the height of the wall.

The majority of the equipment within the substation will be screened by the 14 foot tall walls, the exception being the 22 foot tall dead end structures. The transmission poles leading to the site will be placed and constructed to the specifications as set forth in CCA USD 301, 302, 303, 304, 305, 306, 307, 404.406, and 404.412.

Should any further information be desired feel free to contact me at 702-395-3154. Thank you for your time and consideration with respect to this application.

Sincerely,



JOEL V. MCCULLOCH
PLANNING COORDINATOR

SDR-13535
06/22/06 PC